



**£ 300000**

**3 Bed House, Laburnum Way, Winklebury, Basingstoke**

Barons Estate Agents are pleased to bring to the market this extended family home. The accommodation to the first floor comprises of 3 bedrooms, bathroom and separate w.c. The ground floor has an entrance hall, cloakroom, lounge and extended kitchen breakfast room. To the front of the property there is a small garden enclosed by a picket fence. To the rear there is an enclosed garden with a patio, flower and shrub borders, garden shed and lawned area.

## Location

Laburnum Way is located on the north-west side of Basingstoke with the Outer Ring Road giving access to the A339 to Newbury, A33 to Reading, M3 to London and the South coast. The mainline railway to London Waterloo is only a short drive away. Local schools include Winklebury Infant and Junior and Castle Hill Junior School. The Leisure Park is close to hand with attractions such as Hollywood Bowl, Odeon Multi Screen Cinema, Planet Ice home of the Basingstoke Bisons and indoor Sky diving. For the outdoor person there is open countryside for walks and plenty of local pubs.

## Tenure

Freehold

## Council Tax Band

Band C

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏠 KEY POINTS & FEATURES

---

🏠 3 bedrooms

🏠 Cloakroom

🏠 Gas Radiator Heating

🏠 Bathroom

🏠 Kitchen / Breakfast Room

🏠 Double Glazed

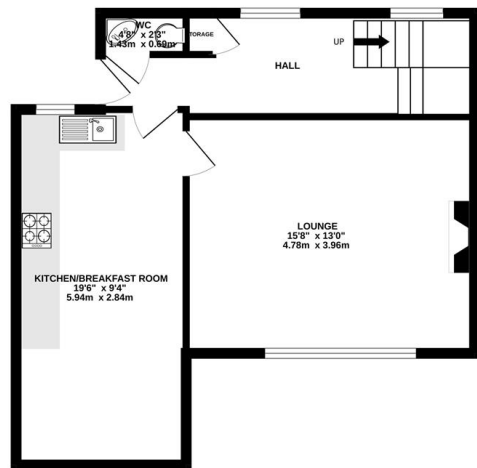
🏠 Entrance Hall

🏠 Lounge

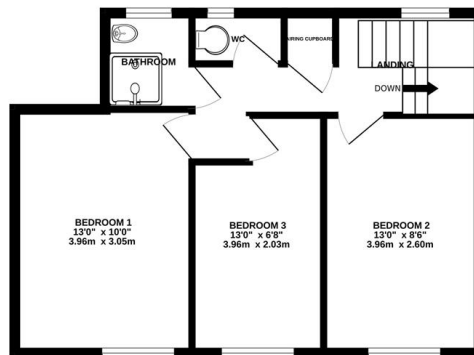
🏠 Garden



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025